



# Town of Carlisle

MASSACHUSETTS 01741

Office of

## PLANNING BOARD

### MINUTES

January 12, 1981

PRESENT: Kulmala, Sauer, Hannaford, Courant, Chaput

Jack Carpenter presented a plan of land on Westford Road believed not to require approval under the Subdivision Control Law (Assessors' Map No. 20, Lots 23 and 24). The plan showed Lot 12A, 89,035 sq.ft. (2.4 acres) with frontage on Nathan Lane; Lot 12B, 174,240 sq.ft. (4 acres) with 40.04-foot frontage on Nathan Lane; and Lot 12C, 174,240 sq.ft. (4 acres) with 40-foot frontage on Nathan Lane. The plan was signed under Approval Not Required.

Carpenter also submitted an application for common driveway with a proposed covenant. The Public Hearing was set for February 9.

Arthur Charbonneau presented a plan of land of Harry and Edith Evans on Curve Street rectifying errors found on an already signed plan. The changes were: Lot 3 shows 2.0 acres instead of 2.57 acres as shown on the plan dated June 9, 1980. Lot 2 shows 2.77 acres instead of 2.20 acres as shown on the June 9 plan. Frontages did not change. The corrections were approved.

Chris Nelson presented a plan which would accomplish a land swap between lots on Munroe Hill Road. Parcel A would go to Lot 6A and Parcel B would go to Lot 7A. The plan was signed under Approval Not Required.

The Minutes of the December 8 meeting were accepted as read.

A plan of land on Baldwin Road owned by William Costello was presented. The plan showed Lot A, 91,016 sq.ft. with 114.98-foot frontage; Lot B, 261,551 sq.ft. with 62-foot frontage on Baldwin Road and more than adequate legal frontage on School Street; and Lot C, 180,464 sq.ft. with 40.35-foot frontage on School Street. The plan was signed under Approval Not Required.

It was noted that the date for the January Special Meeting to address resident concerns was changed from January 22 to January 29. A tentative agenda was discussed.

The draft of the Annual Report was reviewed. Revisions were suggested. Vivian Chaput will consult with other members of the Board and put the report in final form.

Draft No. 4 of proposed additions to Procedural Rules for Common Driveways was reviewed, revised and accepted. Kay Kulmala will put the additions in final form and forward them to the Town Clerk.

Hal Sauer submitted a draft form which would put the Building Inspector on notice if and when a plan has been approved under Approval Not Required which may create an unbuildable lot.

Soils map studies were discussed and at this time were seen to be not one of the projects the Board can pursue. The water study will apparently not be going anywhere because of Proposition 2 1/2 unless several Boards can pool funds.

Meeting adjourned at 10:30 p.m.

Respectfully submitted,

Meredith DeLong  
Secretary to the Board